

GLOSSARY

Please note: this Glossary been changed from the glossary found within the current Land Use Element. Proposed additions to the language are underlined, and proposed deletions are struck-through.

Adequate Facilities

This term includes several concepts ~~in rural lands~~:

(a) For “locally owned arterials and transit routes” as transportation facilities defined in RCW 36.70A.070(6)(a)(iii)(B) ~~as “locally owned arterials and transit routes”~~ and “state-owned transportation facilities” as defined in RCW 36.70A.070(6)(a)(iii)(C), ~~as “state-owned transportation facilities”~~ concurrency standards shall be set

in the comprehensive plan and the provisions of RCW 36.70A.070(6)(b) shall apply.

(b) For all other public facilities and services ~~required to serve development~~, the requirement shall be for “adequate” services and facilities to be available to serve the development. The County adopts existing state and local county regulations as the standards for ~~for~~ adequate facilities, including water and septic standards identified by the State Department of Health and the County Health Department; water right and well standards administered by the Department of Ecology; and road, flood hazard, and storm-water standards ~~as administered~~ adopted by the County Department of Public Works (and local jurisdictions for unincorporated UGAs).

(c) A determination of transportation concurrency and adequate facilities as provided herein shall be sufficient to satisfy the development standards and requirements of Lewis County for purposes of the GMA. ~~Additional Other~~ standards or conditions may also be imposed to meet specific ~~ordinance or project~~ circumstances.

Development and Developed Property

"Development" refers to the alteration of property to serve a purpose other than the onsite production of farm, forest, or mineral resources. Development may include both surface and subsurface improvements, and is most often characterized by one or more of the following: a combination of fill; underground utilities, including power and/or water; and/or the construction of structures to serve one or more purposes. Property which has been improved by development is considered "developed property."

Development

~~The meaning of From Lewis County Code: 17.10.069 Development.~~
"~~d~~Development" - is defined within Lewis County Code means any activity that requires federal, state, or local approval for the use or modification of land or its resource. These activities include, but are not limited to, subdivision short subdivisions and large lot subdivisions; binding site plans; planned unit developments; variances; shoreline substantial development; clearing activity; excavation and grading; embankment; activity conditionally allowed; building or construction; revocable encroachment permits; and septic approval.

Existing Development

~~The development of an area or use is considered "existing" if it was in place or in use prior to July 1, 1993[‡], the date GMA became effective in Lewis County.~~

Foster

~~To promote the growth or development of, to encourage.~~

Gateway

An adjective that can be used to describe a location on a major highway or arterial that serves to identify a location as distinctive due to its historic character, specific community theme or linkage to a geographic feature such as a national park.

LAMIRD

The GMA speaks of limited areas of more intensive rural development ("LAMIRDS"), which were identified by the Legislature in RCW 36.70A.070(5)(d) in the 1996 amendments to GMA.

Natural Resources

~~"Natural resources" include forestlands, water, agricultural lands, and mineral deposits. Mineral deposits include sand and gravel in dry and river deposits, hard rock, precious minerals (including gold and silver), base metals (including lead), coal, oil, and natural gas. New or expanded activities to commercially extract natural resources, except agricultural or timber resources, shall be processed by a special use permit. Some of the resource lands are further designated lands of "long term commercial significance" pursuant to RCW 36.70A.170. Lewis County has an abundance of natural resources.~~

[‡] RCW 36.70A.070 (5)(d)(iv)

Predominate

Predominant, or being most frequent. In the development of the analysis of comprehensive plan maps, a pattern was predominant considered to “predominate” if it encompassed more than ranged from roughly 2/3 to 3/4 of the field an area.

Redevelopment

Refers to the use of developed property for new or different uses or purposes. Redevelopment allows previously developed land or buildings previously developed to be used in a different manner to serve the changing needs of the owners and local residents. Where redevelopment is sought in rural areas, the redevelopment and shall be of maintain a size, scale, including intensity, and nature consistent with the rural character patterns described in this plan and the county development regulations.

Resource Lands

Resource lands include agricultural, forest and mineral resource lands as designated within this Comprehensive Plan.

Rural Character

"Rural character" is defined in RCW 36.70A.030(15) and refers to the patterns of land use and development established by a county in the rural element of its the comprehensive plan. Lewis County adopts the following narrative guidelines to identify and protect the explain how the Comprehensive Plan is designed to maintain rural character of Lewis the County.

(a) In which open space, the natural landscape, and vegetation predominate over the built environment. RCW 36.70A.030(1415)(a).
Lewis County This Comprehensive Plan looks is intended to utilize to

the historic development patterns of Lewis County of development to maintain diversity and opportunity as a precedent for future growth. These historic patterns include large rural lots, farm building clusters that preserve significant areas of agricultural land, and more intense development in existing communities such as Adna, Onalaska, Packwood and Randle (see Types of Rural Development in Lewis County in the Land Use Element). This emphasis The goal of this plan is to on continuing these historic development precedents is intended to help to preserve the naturalistic look and feel of Lewis County’s rural lands.

The plan additionally promotes several economic strategies, such as the encouragement of farm and non-farm related businesses on agricultural lands as a means to encourage the economic viability and retention of small farms (see Agricultural data in the Economic Development Element). Enhancing the economic viability of these small farms will help to limit the pressures of residential development on agriculture land and ensure that open space, the natural landscape and vegetation continue to predominate over the built environment. preserve open space through clustering, protection of critical areas, large tracts of woodland property, and through rural activities such as farming, tourism, logging, home occupations and local services. The agricultural and forest protection district was developed to encourage the maintenance of large tracts.

(b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas. RCW 36.70A.030(1415)(b). Lewis County’s rural areas, including small towns, crossroads commercial areas, freeway commercial areas rural commercial crossroads, and rural employment/industrial areas, home occupations, and home based industries, have provided a degree of are intended to offer economic opportunities

and a variety of necessary services ~~throughout the for area rural residents areas~~. The ~~goal of this plan is seeks~~ to maintain and enhance ~~that these historic-historic development areas pattern,~~ while avoiding the ~~costly extension of costly of~~ urban governmental services ~~and new or sprawling development which that~~ would interfere with long-term ~~use of natural resources use and conservation,~~ or ~~the protection of critical areas protections~~. Size, scale, ~~including intensity, requirements for capital facilities, and other limitations elements identify~~ are all included within the plan to ~~help articulate the limits of rural economic activity that remain consistent consistent with rural character (see Types of Rural Development in Lewis County in the Land Use Element).~~ ~~with traditional and historic intensity and demand on public services and facilities.~~

(c) *That provide visual landscapes that are traditionally found in rural areas and communities.* RCW 36.70A.030(1415)(c). Visual landscapes ~~that are traditionally found in rural areas and communities~~ range from the wholly undeveloped wilderness areas associated with federal lands, to farm and forest lands ~~that are located~~ outside designated resource lands, to clusters ~~of of~~ business activity and residential development ~~and a variety of businesses reflecting the efforts of residents to live and work in rural areas associated with small towns or business areas.~~ This County plan ~~is meant to respects this diverse range of mixed views of traditional landscapes, while including provisions and makes provision to retain a variety of such promote the vitality of each of the settings.~~ ~~landscapes consistent with the County's rural character~~

(d) *That are compatible with the use of the land by wildlife and for fish and wildlife habitat.* RCW 36.70A.030(1415)(d). ~~Lewis~~ The County has developed a critical area ordinance ~~and is adopting critical area that contains~~ goals and policies to protect critical areas,

including fish and wildlife habitat, ~~where they that~~ may be potentially impacted by development. ~~A map of likely critical areas and goals and policies to protect the areas is included within this plan~~ The adoption of rules for large lot subdivisions, and the application of additional standards for uses and special uses provide ~~both consideration and tools to assure compatibility.~~

(e) *That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.* RCW 36.70A.030(1415)(e). The Comprehensive Plan is primarily intended to guide development: to locations of existing development; to locations within water and sewer service areas ~~conversion of undeveloped lands in this plan is intended to occur primarily in proximity to other areas of development (to take advantage of existing public facilities and services);, and or to larger -scattered rural on a scattered basis in situations sites that rely on private onsite services (such as wells and septic systems) that~~ require minimal extension of public facilities ~~or services.~~ Under the plan, certain intense uses may be developed on a project-by-project basis, such as through a Master Planned Resort process, ~~though applicants are required to demonstrate that the proposals have adequate facilities and do not contribute to sprawling low-density development.~~

Standards such as existing ~~The adoption of~~ lot of record requirements, ~~criteria standards~~ for new development, logical outer boundaries for limited areas of more intensive rural development, and limitations on ~~the~~ size and location of rural uses are ~~are~~ additionally intended to help to minimize the potential conversion of undeveloped rural or resource land into sprawl. ~~minimize and contain rural uses consistent with the needs of a viable rural economy.~~

(f) *That generally do not require the extension of urban governmental services.* RCW 36.70A.030(1415)(f). ~~The County plan~~This Comprehensive Plan prohibits the extension of the urban services, ~~defined below,~~ outside of ~~the~~ urban growth areas, except in locations where a Water/Sewer District or LAMIRD exists ~~where already in existence,~~ where necessary to serve a more intense form of development permitted under the GMA, or where necessary and available to resolve an existing or imminent health hazards. The vast majority of ~~The rural area development contemplated~~rural development in Lewis County in this plan is envisioned to to be accomplishedbe constructed with by individual onsite water and wastewater systems (wells and septic systems). ~~rural governmental services as defined below,~~ which permits the County to take advantage of a significant base of existing facilities and services already available in the rural areas.

(g) *That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.* RCW 36.70A.030(1415)(g). Impacts to surface and ground waters and recharge and discharge are primarily addressed under the standards of the Lewis County Code at the time of project application. Standards:

- In ~~The County~~ critical areas ordinance protects critical areas, including flood hazard areas, wetlands, and streams areas; and
- In the health and safety code regulate on-site sewage systems and local water supplies.-

Within the development of this Comprehensive Plan, s~~Siting considerations for identified~~ areas of more intense rural area development (and particularly small towns, ~~crossroads rural~~ commercial ~~crossroads~~, and rural area industrial/employment ~~freeway commercial~~, and criteria for resort area development)

~~all~~each considered the suitability of the site for more intense activity, with potential ~~for impacts~~ to critical areas being a disqualifying ~~consideration~~factor. Criteria to consider critical areas have also been incorporated within the standards for resort and other rural area development.

~~The plan as organized is designed to be consistent with the protection of surface water flows and surface and groundwater recharge and discharge~~

Rural Character and Rural Development

~~The legislature also made provision for rural development and uses, which were not urban and expressed that difference in a number of provisions dealing with rural areas, including definitions of:~~

~~"rural character" RCW 36.70A.030(14)~~

~~"rural development" RCW 36.70A.030(15).~~

Rural Development

~~"Rural development" refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A. 170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas. Lewis County rural development activities are identified in the following section.~~

Rural Government Services and Rural Services

"Rural governmental services" or "rural services" include those public services and public facilities historically and typically delivered at an intensity ~~usually found in rural areas (the complete definition in the GMA is available in RCW 36.70A.030(17)).~~, and include small public water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. Rural services commonly do not include storm or sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4). ~~Specific rural governmental services in Lewis County include fire districts, school districts presently located outside UGAs, rural bus services, and public or private water systems.~~ Water/sewer districts that serve Lewis County's rural areas; sewer systems or large on-site sewage systems that treat the wastewater from LAMIRDs or Master Planned Resorts; and individual water or waste systems for use, fire flow, and water pollution control under Chapter 90.48 RCW, are also considered to be "rural" services for purposes of this plan.² ~~Individual water or waste systems for industrial use, fire flow, or National Pollution Discharge Elimination System ("NPDES") or waste discharge under Chapter 90.48 RCW shall not be considered "urban governmental services." The existing water service districts and sewer districts and companies which have historically served Lewis County rural areas are considered "rural" services for purposes of this plan. Sewer districts outside UGAs are not permitted to expand boundaries except to address environmental issues.~~

Rural Services

² Sewer systems that are located outside of UGAs are not permitted to expand their boundaries beyond an existing water/sewer district or an

~~A specific definition of "rural governmental services" or "rural services" is provided to clarify that they include those public services and public facilities "historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas."~~

Urban Growth

~~The Legislature defined "urban growth" as: "... growth that makes intensive use of land for the location of buildings, structures and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170." RCW 36.70A.030(17).~~

Urban Growth Areas

~~"Urban growth areas" mean those areas designated by a county pursuant to RCW 36.70A.110.~~

Urban Governmental Services or Urban Services

"Urban governmental services" or "urban services" include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas. The following facilities in Lewis County

adopted LAMIRD or Master Planned Resort boundary, except to address groundwater contamination or an environmental health hazard.

are considered “urban governmental services”: (1) Municipal public water and sanitary sewer systems of the nine cities and towns, master planned communities, and planned industrial areas; and (2) the Lewis Public Transportation Benefit Area (“Twin Transit”).

Urban Services

~~A differentiation between "rural services" and "urban services" which focused specifically on intensity of uses "historically and typically delivered at an intensity usually found in rural areas" vs. those "at an intensity historically and typically provided in cities" Compare RCW 36.70A.030(16) [rural] with RCW 36.70A.030 (19) [urban].~~